



Town Council Agenda Report

SUBJECT: Site Plan

Application No. SP 12-8-99

Project Name: Holiday Inn Express

Location: 4801-4991 148th Avenue

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Holiday Inn Express

REPORT IN BRIEF: The applicant requests site plan approval for a 102 room hotel totaling 57,710 square feet located on 2.1 acres together with associated parking and landscaping. The site is part of the Regency Park Master plan (Tract B) with commercial use on the south, east, and west sides. Site amenities will include a ground level pool and patio to the rear of the building. The building elevations reflect a 5 story construction to a height of 46'-2" to the roof deck. The building will have a symmetrical design with an extruded centralized entrance and porte cachere drop off. The color scheme will be in tones of light and dark mauve with white accent trim and a reddish color roofing material for the barrel tile on the main structure as well as the metal seam on the porte cachere. Landscaping has been designed to exceed code requirements.

PREVIOUS ACTIONS: A variance was approved by Town Council on January 19, 2000 to reduce the number of parking spaces from 116 to 106. A delegation request to change the restrictive note from 382 multi-family units, 25.5121 acres of commercial and 10.5 acres of office park to 172,500 square foot of commercial use, 182 single family units, a 120 room hotel, 12,500 square feet of restaurant use and 140,000 square feet of office use was approved by Town Council on November 19, 1999.

CONCURRENCES: Site Plan Committee approved subject to the planning report and items one and two (motion carried 5-0, January 25, 2000)

RECOMMENDATION(S): Motion to **Approve** subject to the following conditions to be satisfied prior to the issuance of a certificate of occupancy.

1. Providing all of the building colors on the elevations.
2. Removing the note indicating a roof dormer on the building elevations.

Attachment(s): Planning Report, Land Use Map, Subject Site Map, Aerial

Application #: SP 12-8-99
Holiday Inn

Item No.

Revisions:

Exhibit "A":

Original Report Date: January 25, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Name: Culverhouse Investment Property

Agent:

Name: Charles Putman & Assoc.

Address: 8588 Potter Park Drive, Suite 500
Blvd.

City: Sarasota, FL 34328

Phone: 941-922-0759

Address: 4722 N.W. Boca Raton

City: Boca Raton, Fl. 33431

Phone: 561-994-6411

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 4801-4991 148th Avenue

Land Use Plan Designation: Commercial

Zoning: PUD (County) (Planned Commercial)

Existing Use: Vacant Parcel

Proposed Use: Holiday Inn Hotel

Surrounding Land Use:

North: Griffin Road

South: Publix Shopping Center

East: Vacant Parcel

West: Office Park

Surrounding Zoning:

North: T (Griffin Road)

South: PUD, (Planned Unit District)

East: PUD, (Planned Unit District)

West: PUD, (Planned Unit District)

ZONING HISTORY

Previous Requests on Same Property: A variance was approved by Town Council on January 19, 2000 to reduce the number of parking spaces from 116 to 106. A delegation request to change the restrictive note from 382 multi-family units, 25.5121 acres of commercial and 10.5 acres of office park to 172,500 square foot of commercial use, 182 single family units, a 120 room hote, 12,500 square feet of restaurant use and 140,000 square feet of office use was approved by Town Council on November 19,1999.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* The applicant requests site plan approval for a 102 room hotel totaling 57,710 square feet located on 2.1 acres together with associated parking and landscaping. The site is part of the Regency Park Master plan with commercial use on the south, east, and west sides. Site amenities will include a ground level pool and patio to the rear of the building.
2. *Building:* The building elevations reflect a 5 story construction to a height of 46'-2" to the roof deck. The building will have a symmetrical design with an extruded centralized entrance and porte cachere drop off. The color scheme will be in tones of light and dark mauve with white accent trim and a reddish color roofing material for the barrel tile on the main structure as well as the metal seam on the porte cachere.
3. *Access points and drainage:* Two ingress/egress access points will be provided on the south end of the site off of the interior perimeter roadway with connection to SW 148th Avenue. Drainage will consist of concrete culverts to the off site lake system and a one- half inch of dry retention.
3. *Landscaping:* The landscape plan reflects 33% open space. The perimeter adjacent to Griffin Road proposes Live Oaks, Oleander trees and a continuous hedge of cocoplum and accent shrubs. The perimeter adjacent to the interior roadway is heavily planted with Royal palms, Oleander trees, and large masses of accent shrubs and groundcovers. Adjacent to the building will be 20' Washingtonia and Sabal palms grouped to provide height around the building corners and front facade. Buttonwood, Gumbo Limbo and Crepe Myrtle trees are also proposed around the building and pool deck.
4. *Signage:* Signage will not be reviewed at this time.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area 1 which encompasses all of the land south of Griffin Road and west of Southwest 148 Avenue. The Ivanhoe development constitutes most of this area which is essentially programmed for low density (3 dwellings per acre) residential development. There are parcels designated for commercial use located in the northern and southern ends of the Ivanhoe development at the intersection of I-75 with Sheridan and Griffin Roads, and Orange Drive.

Broward County Land Use Plan: The subject site is located within Flexibility Zone 117. The “Regency Plat” is restricted to 382 multi-family units, 25.51 acres of commercial use, and 10.5 acres of office park. Broward County is processing a delegation request to change the restrictive note to include 172,500 square foot of commercial use, 182 single family units, a 120 room hote, 12,500 square feet of restaurant use and 140,000 square feet of office

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances and is consistent with the Town of Davie Code requirements.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 12-8-99 subject to the conditions listed below prior to the issuance of a certificate of occupancy.*

1. Provide all of the proposed colors on building elevations.
 2. Removing the note indicating a roof dormer on the elevations.
-

Site Plan Committee

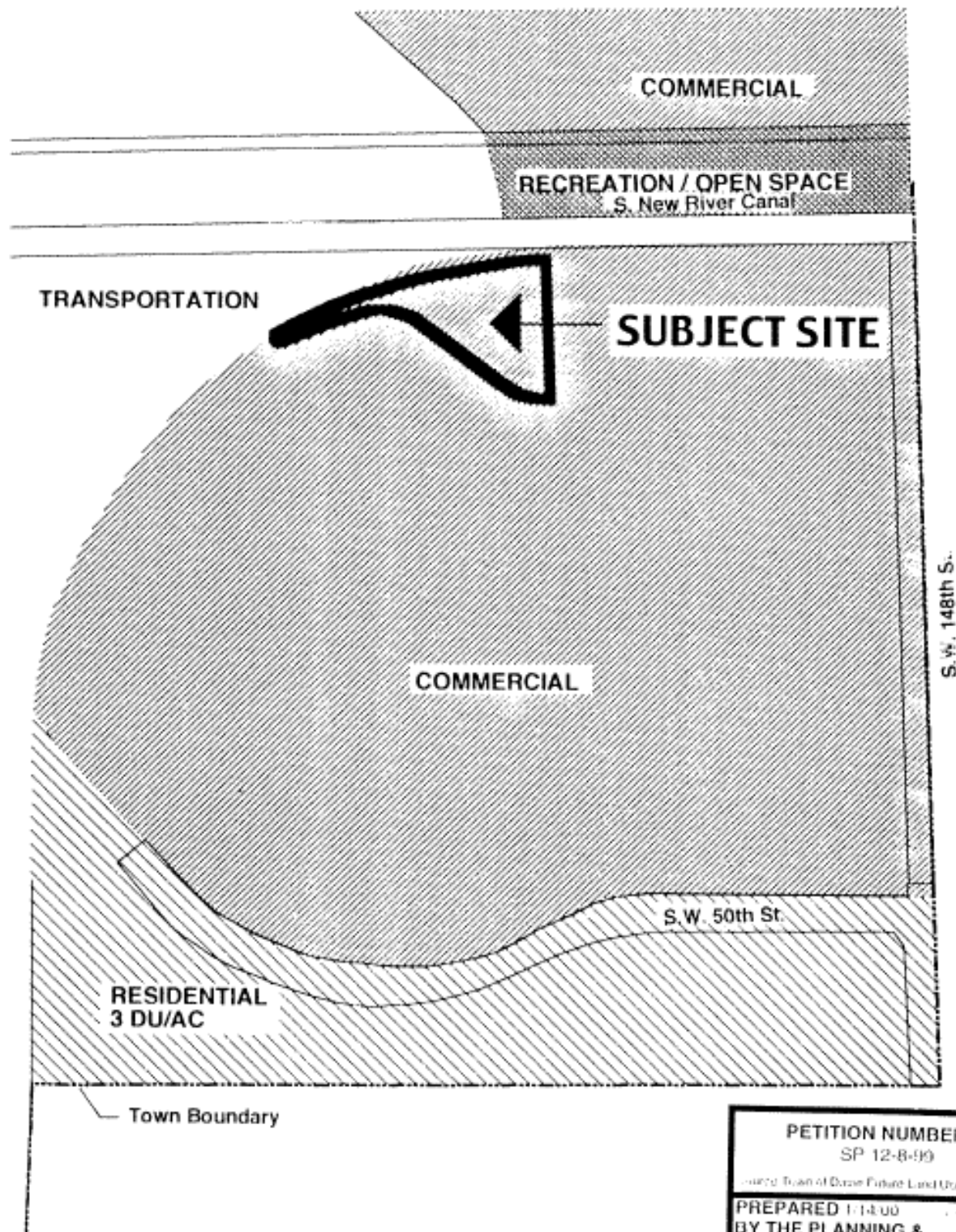
Site Plan Committee Recommendation: Motion to recommend approval subject to the planning report and items one and two (motion carried 5-0, January 25, 2000).

Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

Reviewed by: _____



PETITION NUMBER		N 4
SP 12-8-99		
County Board of Supervisors Land Use Map		
PREPARED 1/14/00		
BY THE PLANNING & ZONING DIVISION		

T

A-1

S. New River Canal

Water Pt

SUBJECT SITE

Regency (121-48)

Lake

P.U.D.
(COUNTY)

28 2

33

PETITION NUMBER

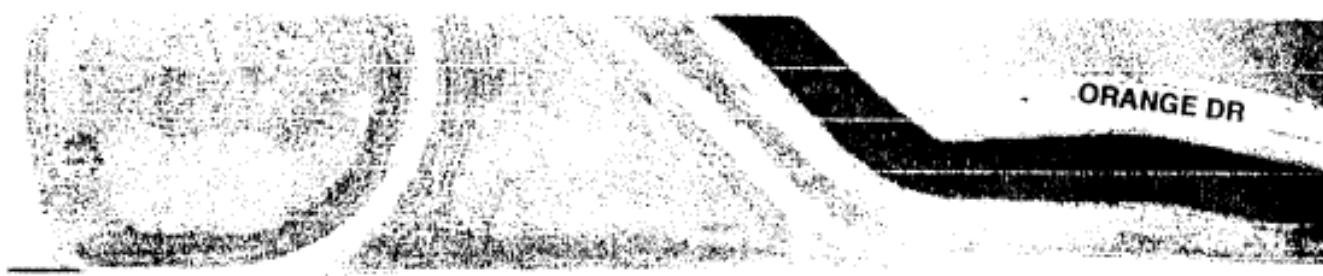
SP 12-8-99

N

4

PREPARED 1/14/00 Scale 1"=100'
BY THE PLANNING &
ZONING DIVISION

Town Rd



ORANGE DR

GRIFFIN RD

SUBJECT SITE

VACANT

COMMERCIAL

SINGLE FAMILY RESID

SW 150TH ST

SW 50 ST

N
↑
DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 12-8-99